

the
Village

**The Village at Woodside
Architectural and Landscaping
Guidelines**

Revised March 31, 2022

WVNA Architectural Design Guidelines

Purpose and Authority of Covenants and Guidelines: The primary purpose of the Covenants and Guidelines is to foster the creation of a community which is aesthetically pleasing and functionally convenient for residents and visitors. These Guidelines apply to residential lots/homesites that have been platted and recorded within The Village at Woodside. **All proposed homes, homes under construction, and existing homes must be built and maintained in a manner conforming to the Covenants and Building Guidelines.** The building guidelines have been written to clarify and expand on the Covenants. The Covenants take precedence over the guidelines. The WVNA Board is responsible for the Village Code (Regulation Plan and Architectural Guidelines) development and amendments.

As stated in the Covenants, no alteration, including painting, affecting the exterior appearance of any existing building or structure or any significant landscaping change shall be made without prior written approval of the VARS. **Failure to obtain such approval may subject the homeowner to fines or additional expense for corrective action.** A request (application) for plan approval must be submitted to the VARB, a complete application review form, drawings necessary to define the proposed improvement, and color samples. When repainting a building or replacing roof shingles, the use of same exterior colors is generally encouraged and does not require ARB approval. However, property owners are required to give formal notice (by means of application) of the work. If the selected colors are different from those existing, samples must be presented for approval the VARB before work begins. House additions, improvements and modifications shall be architecturally compatible with the existing house.

This document represents the latest Architectural Guidelines, and supersedes all previous versions. This document applies to all projects submitted as of the date of approval of these guidelines. **The most current guidelines will be enforced.**

Revision and amendments may be made periodically. Changes will be communicated and revisions to the document will be located on the website.

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INTRODUCTION

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- Sample Application Formsee appendix
- Building and Landscape Guidelines (handy reference guide)see appendix
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A. Single Family-65 Units These homes will have a minimum of 1,500 heated square feet and will incorporate a variety of architectural styles.

B. Liberty Park Single Family Homes-4 Units This section consists of four cottages set adjacent to Liberty Park.

C. Cottage Close 1-8 Units This small section within Woodside Village contains small cottages that have a maximum of 1,600 square feet. A shared courtyard will provide gathering space for the surrounding cottages.

D. Townhouses-12 Units The townhouses serve as a transition from Woodside Village to the town center of the entire neighborhood. This section serves to link the residential and commercial areas of the The Village at Woodside.

E. Cottage Close II (Cottage Square)-4 Units This small section consists of four individual residences.

F. Cottage Close III (Cottage Woods)-3 Units This unique section consists of 3 homes that face the wooded area surrounding the Village at Woodside.

G. Liberty Park This area is located in the heart of the Village at Woodside and has been set aside for use as a green space. This park is a common area for all residents of Woodside Village to gather and enjoy.

Required porch zone

Front porches of at least 8 feet in-depth are required on houses that are facing The Village's main streets.

A porch is an element of a home that represents the interdependence of the homeowner, his or her family, and the community. Porches link the indoor, private interior spaces to the open, public spaces in the Village. Porches provide the space in which neighbors can converse, or strolling pedestrians can stop and chat with a friend. The porch is crucial to the creation of a traditional neighborhood experience.



Garage /Parking Location

Parking structures such as garages have a great impact on the character of the streets. Parking locations shall be designed to enhance the aesthetics of the streets and to contribute to the visual and experiential qualities of the neighborhood.

Each lot has a designated parking zone-the area where vehicles can be parked, and where a parking structure can be built. The plan below indicates the continuous and organized nature of the garage and parking zones throughout the neighborhood. Garages and parking location are located at the backs of lots along narrow streets.

Types of parking structures include parking pads and single-car and two-car garages. Parking structures may have living spaces above.



_____ indicates frontage that must be defined with fencing or landscaping such as a hedge.

The articulation of property lines will help clearly distinguish between the private areas of the house lots and the common right-of-way areas, which include sidewalks, parks, streets, and lanes. The edges of the pedestrian zones in Woodside Village shall be articulated in a consistent manner throughout the neighborhood, with partly transparent wood or metal fences or hedge like planting.

In general, fences should bound and enclose areas of exterior space, distinguishing private yard areas from common pedestrian areas, rather than simply property lines. Fences should not be continuous along property edges. Frontage on both sides of Gate Post Lane requires fencing or landscape.



Pictures reflect good examples of fencing and/or landscaping in front of properties



ARCHITECTURAL GUIDELINES AND REVIEW PROCESS

The Architectural Guidelines serve as tools to ensure that the initial vision for Woodside Village is preserved. These architectural guidelines and patterns regulate individual building design and site planning. There are also included some pages of images from surrounding communities that were influential to the development of the neighborhood's aesthetic. One of the goals of the developers of the Village is to create a neighborhood that blends in by reflecting the local vernacular. By including examples of local building styles both the architect and builder are given the architectural framework from which they can start.

The following architectural guidelines have been developed to aid homeowners, architects, builders, design professionals, landscape architects, and designers in the understanding of what the Woodside Village neighborhood is to be, and how to accomplish the goals of the development as a whole. The residents of the Village can respond to the natural environment by encouraging quality, respect for the land and attention to detail, and by creating a traditional theme and consistency in improvements. By doing so, the serenity and beauty can be preserved and the property values can be protected and enhanced. In this regard, these Guidelines are intended to provide direction to lot owners, architects, builders and the design team in the planning, design and construction of their residences. The style of architecture of Woodside Village will reflect the style of the surrounding areas. The elements that will help achieve this overall harmony are discussed in great

detail throughout these guidelines. The guidelines ensure that the building practices conform to the developer's vision. They do so by addressing the major components of a home's exterior. By calling out the proper materials and execution of the building walls, foundation, roof, porches, windows and doors, and fences the architectural guidelines are a helpful guide by which builders can construct the neighborhood's homes.

Further, these Guidelines were established to be used in conjunction with the covenants, restrictions and codes that are noted on deeds, plats, and the Declaration of Covenants and Restrictions for Woodside Village. These Guidelines will be administered by the Woodside Village Architectural Review Board (ARB). The provisions of these Guidelines shall not be construed as absolute rules binding on the Woodside Village ARB, as they may not contain all building uses, materials, easements, setbacks, deed restrictions, etc. which may apply to each individual lot. Therefore, each homeowner and builder should familiarize themselves with the various applicable codes and building regulations.

The interpretation of these typical Guidelines will be the responsibility of the Architectural Review Board (ARB) and may be redefined at any time by the Developer. The ARB will be composed of members appointed by the Developer. The ARB will have approval authority for all aspects of parcel planning and exterior architecture, including aesthetic implication and any other site-specific matters not delineated herein. The ARB will have authority to waive certain requirements of the

Architectural Guidelines in specific instances where compliance with such requirements would create undue or unnecessary hardship. The ARB may also grant special exceptions to the standards provided herein on the basis of architectural merit.

The ARB is scheduled to meet on a twice a month basis (or as needed). All submissions must be received at least ten (10) business days prior to the ARB meeting. Upon review, the ARB will respond back to the applicant within ten business days with approval or required modifications to plans.

REVIEW PROCESS

CONCEPTUAL REVIEW-Optional (If conceptual review is requested please provide 2 copies and application)

A concept sketch of the site, plan and elevation must be submitted to the ARB in order to determine suitability of a particular style or design. Photographs and other materials are also acceptable to help explain the concept. The ARB will render an opinion as to whether or not it would be acceptable. The ARB's opinion will be strictly non-binding and will be offered only in an effort to

save an applicant's time and expense in pursuing a design that would ultimately be disapproved.

FINAL REVIEW (3 copies and application) Final plans **must** include the following:

- A. Final site plan at appropriate scale showing the same as preliminary submittal plus water, electric service, sewer location, limits of construction, and location of external equipment, dumpsters, etc.
- B. Landscape plan showing all landscape, plant materials, plant beds, irrigation, drainage and lighting. All plants must be labeled by size and species.
- C. Floor plans at a minimum of 1/4" = 1'-0" indicating all dimensions, labels and square footages.
- D. Elevations, sections and details indicating proposed materials, heights, and floor elevations.
- E. Roof plan
- F. Foundation plan
- G. All other drawings, details and specifications that are a part of the final construction documents.
- H. Colors

BUILDING WALLS

MATERIALS

Walls shall be finished in one or more of the following materials:

- Cementitious siding with 6" max Wood clapboard with 6" max exposure
Wood or cementitious shingle with 5"-8" exposure (upon ARB approval)
Traditional board and batten siding
Stucco with sand or troweled finish (upon ARB approval)
Brick with white or tinted mortar (upon ARB approval)
Painted brick

EXECUTION

- Mortar joints in brick piers to be raked flush or hand tooled (upon ARB approval)
- Cementitious siding and wood walls to have minimum 5 1/2" trim at corners and openings
- Cementitious siding to be installed per manufacturer's specifications or face nailed top and bottom
- All nail holes and vertical seams to be caulked and sanded prior to painting
- Horizontal siding (wood or cement fiberboard) as approved by the ARB must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished

GENERAL NOTES

- Stucco shall be smooth finish, continuous product over vapor barrier and lath with 3 coat application (scratch coat, brown coat, and sand finish final coat)
- Use of synthetic stucco is not allowed
- Final coat can be painted or color in concrete
- All walls of a single building shall be built of the same materials in the same configuration. Exceptions are as follows:
 - Architectural merit as determined by the ARB
 - Walls may change materials along horizontal line. For example, wood clapboard and decorative shingles with material change at finished floor line (pending ARB approval)

ROOFS

MATERIALS

- Roofs shall be finished in one of the following materials:
 - Metal standing seam, 5v or 8v crimp, 24 gauge or heavier, or corrugated metal
 - Dimensioned "Architectural grade" shingles
- Gutters and downspouts are recommended in problem areas. Materials should be aluminum galvanized steel, or copper. Other gutters will be required to be reviewed and approved.
- Rain diverters are recommended in problem areas. Materials should be aluminum, galvanized steel, copper, or metal to match a metal roof. Diverters are required to be reviewed and approved.

EXECUTION

- Flashing shall be copper, lead or anodized aluminum
- Roofs shall be proportional and appropriate to the architectural style of the house.
- Principal roof(s) shall be a symmetrical gable, hip or Jerkin-style with a slope between 4:12 and 12:12.
- Ancillary roof(s) shall be a shed, hip, or gable with a minimum slope of 2:12.

- Flat roofs (slopes of less than 2:12) shall be permitted when enclosed by a balustrade or parapet and shall be accessible from an interior room.
- Dormers shall have gable or hip roofs that match the slope of the principal roof; or shed roofs with a minimum slope of 2:12.
- Roof penetrations shall be placed on the rear slope of the roof and shall not be visible from the street.
- Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate.
- Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the ARB.
- Skylights are not allowed. Solar Tubes are subject to the approval of the VARB.

FOUNDATIONS AND CHIMNEYS

MATERIALS

- Foundation walls, piers, and chimneys shall be finished with stucco or brick.
- Approved foundation screenings can be found in the Appendix.

EXECUTION

- All crawl space foundations shall place the main mass of the structure minimum of 24" above grade as seen from the front elevation.
- The ARB reserves the right to set specific height requirements for specific areas.
- Mortar joints in brick are to be raked flush or hand tooled subject to ARB approval.
- Visible piers shall be no less the 16" on exposed face.

GENERAL NOTES

- Arches are discouraged, but if approved, they must be a minimum of 12" in depth.
- Chimneys are to extend to the ground.
- Chimneys should break and return to a smaller width and all chimneys should have trim at the beauty caps.
- No spark arresters are allowed to be visible on chimneys.

PORCHES AND DECKS

MATERIALS

- Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.
- Posts shall be of wood, or an approved synthetic material.
- Balusters, spindles, and rails shall be made of wood or an approved synthetic material (AZEK, Fiberon, Timber Tech).
- Porch and deck flooring shall be of wood or concrete. Synthetic materials will be considered, but ultimately they must be approved by the ARB.
- Porch ceilings shall be made of painted exposed wood framing or paneled wood of the appropriate style. Approved materials include painted wood bead board or equivalent (Hardy cement board). Vinyl bead board by Veriform is also an approved material.

EXECUTION

- Porch column bays to be of a vertical proportion unless approved by the ARB as appropriate for the architectural style.
- Wood posts shall be 6X6 minimum.
- Railing shall have horizontal top and bottom only.
- Hand rails may be round or oval, chamfered or eased cap with an apron.
- Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required. Cables, wire mesh or panels are acceptable (subject to ARB approval and jurisdictional approval).
- Square balusters are not to exceed 5/4" hard edge. The spacings between balusters or spindles is not to exceed 4".
- If stoop or deck is made of concrete, it shall have stucco finished cheek walls.
- Screened porches may not occur on the front of the major mass of the structure. Infilled porches are allowed

GENERAL NOTES

- Wood elements must be painted or stained.
- Decks elevation must be approved by the ARB.
- Arcades and breezeways shall have vertically proportioned openings.
- Outdoor spaces (terraces/decks/patios/etc.) must be at grade unless approved by ARB.
- Screened porches shall be framed in wood or aluminum installed behind framed railings.
- Porch must be 25% of minimum of total facade exposure.

WINDOWS, DOORS AND SHUTTERS

MATERIALS

- All windows and manufacturers must be approved by the **ARB**.
- Windows should generally be the same type and style all around the house.
- Windows are to be painted wood, aluminum clad, or vinyl clad.
- Doors are to be painted or stained wood, fiberglass, or aluminum clad.
- Shutters are to be wood fiberglass, or PVC and operable with all required hardware.

EXECUTION

- Provide wood or masonry sill that projects enough for a drip kerf.
- Window sash to be rectangular with vertical proportions.
- Multiple windows in the same openings are to be separated by a 4" post (minimum).
- Windows are to be true divided or simulated divide lite windows with 7/8"-creating panes of square or vertical orientation.

- Bay windows shall be made of trim lumber.
- All trim at windows and doors shall be a minimum 3 1/2" wide (stucco trim articulations are subject to ARB approval).

GENERAL NOTES

- Shutters are to be sized to match openings and should include the appropriate hardware (proper hinges and shutter "dogs").
- Bay windows shall extend to the ground if located on the first floor or, if not, be structurally supported by brackets.
- Dormer windows sized to "fill" dormers. Generally, no siding will be allowed on the from face of the dormer.
- Security doors and window grills must be approved by the ARB.
- Storm windows and screens shall be integral with the window. Screens, if not part of the manufactured unit, are subject to ARB approval.

FENCES AND GARDEN WALLS

MATERIALS

- A fence is an enclosure or dividing framework for land, yards, or gardens.
- A wall is a structure which serves to enclose or subdivide a building usually presenting a continuous surface except where penetrated by doors, windows, and the like.
- Fences at frontages that adjoin the right of ways* (front sidewalk) shall be made of wood pickets, wrought iron, or brick construction.
- Garden walls and retaining walls shall be of brick or stucco (pending ARB approval).
- Gates shall be of wood or iron (pending ARB approval)
- Fences at frontages and front yards shall be a maximum of 36" above finished grade. Shrubbery not to exceed 36" can also be used at frontages.
- On both sides along Gate Post Lane a fence or a hedge row is required for all homes.

EXECUTION

- Garden walls shall be a minimum of 8" thick. Garden walls shall not exceed 6' in height above finished grade.
- Garden walls and privacy fences are not allowed in the front 1/3 of the property.

GENERAL NOTES

- Garden walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment.
- Special consideration should be given to design, placement, impact, and view of the wall or fence from neighboring sites. Fences and walls should be considered design elements to enclose and define courtyards and other more intimate spaces. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting. The ARB, prior to any installation, must approve the location, materials, size and design of all fences and walls.
- Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining lot owners will generally not be allowed on side or rear lot lines.
- **SEE APPENDIX FOR FURTHER INFORMATION**

MISCELLANEOUS

MATERIALS

- Exterior hardware and lighting shall be of non-plated material.

EXECUTION

- Spotlights attached to building walls or roof eaves are permitted in rear yards only.
- Accent lighting-see Appendix.

GENERAL NOTES

- No permanent attachments of any kind or character whatsoever shall be made to the roof or exterior walls of any building or otherwise placed or maintained on any Lot unless such attachments or devices are approved in advance in writing by the ARB. This includes:
 - Television and radio antennas
 - Solar energy-related systems
 - Satellite microwave dishes or similar improvements
 - See Appendix for further information/clarification.
- The following shall be permitted in rear or side yards, provided they are properly screened and requires prior approval of the ARB:
 - HVAC equipment
 - Utility Meters
 - 18" Satellite dishes

- Permanent grills
- Permanent play equipment
- Hot tubs, those at ground level must be covered
- Childrens' play structure (must be wooden)
- Pools, spas, therapy spas

- The following shall not be permitted, unless approved by the ARB:
 - Panelized materials
 - Keystones (unless deemed architecturally appropriate by the ARB).
 - Quoins (unless deemed architecturally appropriate by the ARB).
 - Window or thru-wall air-conditioning units (unless approved by the ARB).
 - Above-ground pools (except those of the inflatable variety).
 - Signs (on private property)-excluding security signs. See Appendix for further information.
 - Pet-Runs or similar tether enclosure
 - Flag poles are allowed in rear yards with a maximum height of 15 ft.
- House numbers may be displayed on buildings or mailboxes only as approved by the ARB. Each home shall be identified by numerals to coincide with the 911 numerical listing. Review applicable ordinances requiring posting and location prior to selecting location on the residence, all numerical posting will require ARB approval. Metal or material approved by ARB.

- Floor plans with the same exterior elevations cannot be built within 3 home sites of each other.
- A minimum of 2 home sites required between homes of the same color.
- Electric Transformers and Refuse Containers
 - All electric transformers and refuse containers stored outdoors must be screened from view by methods and with materials approved by the ARB. Builders must consult with applicable service and utility providers prior to planting near or around the transformers. See Appendix for further information
- Pools, Therapy Pools, and Spas:
The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider the following:
 1. Indoor/Outdoor relationship
 2. Setbacks
 3. View both to and from the pool area
 4. Wind
 5. Sun
 6. Terrain (grading and excavation)
 7. Fencing and privacy screening

Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the ARB. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement mass

and detail. Such structures shall be screened or treated so as to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pool slides are not allowed unless low in vertical profile. Pump houses and filter rooms will be integrated into the landscape and compliment the home's detailing.

- Play Equipment: Swing sets and similar outdoor play areas, structures and equipment should be located where they will have a minimum impact on adjacent Lots and where they will be best screened from general public view. The types of materials allowed, other than wood, are subject to approval by the ARB.
- Real Estate Signage: Realtors' signs are prohibited in the Village at Woodside. How to obtain appropriate signage that shall advertise the availability of a lot or a home is available at the Design Center. Any type of signage must be approved by the ARB prior to installation. See Appendix for more details.
- Remodeling and Additions: Lot owners desiring to remodel existing improvements and/or to construct additions to existing improvements shall follow these standards as if such remodeling or additions were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. ARB approval is required for remodeling and additions just as it is for new construction. Renovation and addition plans must be submitted to the ARB for approval in accordance with this section of these standards.

SITE STANDARDS

DRAINAGE

Drainage considerations for individual Lots play an important part in the ecological balance of Woodside Village. Generally, each Lot should be graded such that water drainage onto adjoining lots is avoided; slopes should be created to direct runoff to the nearest natural drainage facilities. Water runoff and control is the responsibility of each Lot owner relative to such Owner's Lot. The water runoff shall be handled in such a manner so as not to adversely affect any neighboring Lots. Particular care must be taken on Lots fronting amenities to protect those areas. The drainage for each Lot must comply with the master drainage plan for Woodside Village, and each Lot must be graded to so comply.

Additionally, if underground downspout drainpipes are used, they shall be made of corrugated, bendable black plastic to channel rainwater from the roof of the dwelling through the corrugated pipes to be "daylighted" at the nearest natural drainage area or storm water drainage facilities, but not onto adjacent Lots. The "daylighted" ends of the corrugated pipes must be cut at an angle, flush with the ground level so as to be less visible, and may not intrude into upon or over the street curbing. The ARB shall have the authority, at its sole option, to require that the Final Plans for any Lot include a drainage plan for the Lot.

EROSION AND SEDIMENT CONTROLS

During clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the Building Envelope. In addition, individual trees or tree groups within the Building Envelope, which are designated for preservation must also be protected from run-off, erosion or sediment damage. Particular care must be exercised on Lots fronting amenities to prevent any negative effects upon these amenities. Silt fencing is the preferred method for erosion and sediment control installed in accordance with plans available from the ARB.

PROTECTION OF VEGETATION

The existing trees in Woodside Village are a prized natural amenity, which add value to the community in a multitude of ways. Inside the Building Envelope, consideration will be given to placement of a residence and its impact on existing trees. Outside the Building Envelope, no mature trees may be removed without the approval of the ARB. In addition, no trees may be removed in violation of the City of Aiken's ordinances and regulations. Notwithstanding any other provision herein, no trees may be cut or removed on any Lot and no Lot may be cleared unless first approved in writing by the ARB. Owners are encouraged to save as many trees as possible on each Lot and especially trees at the front, sides and rear that help form a natural canopy for

Woodside Village. Also, Owners and builders need to be aware that covering tree roots with large amounts of fill/ soil can cause the tree to die within 2 or 3 years.

DRIVEWAYS. SIDEWALKS AND UTILITIES

The ARB may establish a recommended driveway location for each Lot. The ARB may also establish particular areas of the Lot in which the driveway, sidewalks, and utility lines must be located. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances at the entry to the public street and the location of other houses and access drives in the vicinity. Driveways are encouraged to be constructed of a pervious material.

APPENDIX

- I. VILLAGE AT WOODSIDE MASTER PLAN
- II. VILLAGE AT WOODSIDE RESIDENTIAL MASTERPLAN
- III. SCREENING/PRIVACY FENCING GUIDELINES
- IV. EXTERIOR LIGHTING GUIDELINES
- V. SATELLITE ANTENNA GUIDELINES
- VI. SOLAR ENERGY SYSTEM GUIDELINES
- VII. SECURITY MONITORING SIGNAGE GUIDELINES
- VIII. Real Estate signs
- IX. Mailboxes
- X. FORMS
 - CONSTRUCTION GUIDELINES ATTESTATION FORM (for contractor use only)
 - ARB HANDY REFERENCE GUIDE
 - ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION FOR PROPERTY MODIFICATION PROPOSAL



Development Summary

Commercial (± 58 ac.)	
Office	±58,000 sf
Medical Office	±35,000 sf
Medical	±10,000 sf
Health and Wellness	±10,000 sf
Village Inn	±14,000 sf
Retail / Specialty Shops	±27,500 sf
Grocery	±20,000 sf
Assisted Living Facility	±35,000 sf
(Common Area)	
Restaurant	±7,500 sf
Construction and Design Office	±12,000 sf
Total	229,000 sf
Commercial A/c.	±58 ac.
Approximate Previous Green Space:	±57 ac.
Percent Previous Green Space:	±62%

Residential (± 42 ac.)

Patio Home / Village Lots	± 80 units
Townhomes	± 12 units
Assisted Living Facility	Up-To 112 units
Other (Multi-Family, Villas, Apartments or Residential over Retail)	± 114 units
Total	318 units

NOTES:

1. The goal of the Woodside Development PUD is to offer development flexibility and produce a high quality mixed use development. This plan represents a tract of land within the Woodside PUD providing an opportunity for a mix of uses that will be developed over a period of time. The Woodside PUD designation is a mechanism to accommodate this mix of land use and provide for the responsible planning and development of the property over time.
2. This Conceptual Plan for the Village at Woodside shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters. Accordingly, the exact location of structures, uses, density allocations, and boundary lines between land use tracts shall be subject to change as the Plan is refined at a later date for Detailed Development approval and as individual phases are submitted for development permit from time to time.

The Village at Woodside

Village Master Plan

Prepared by Wood + Partners, Inc. Revised February 10, 2017

Wood+Partners Inc. WPI
Landscape Architects
Land Planners



SCALE

0 200 400 600 800



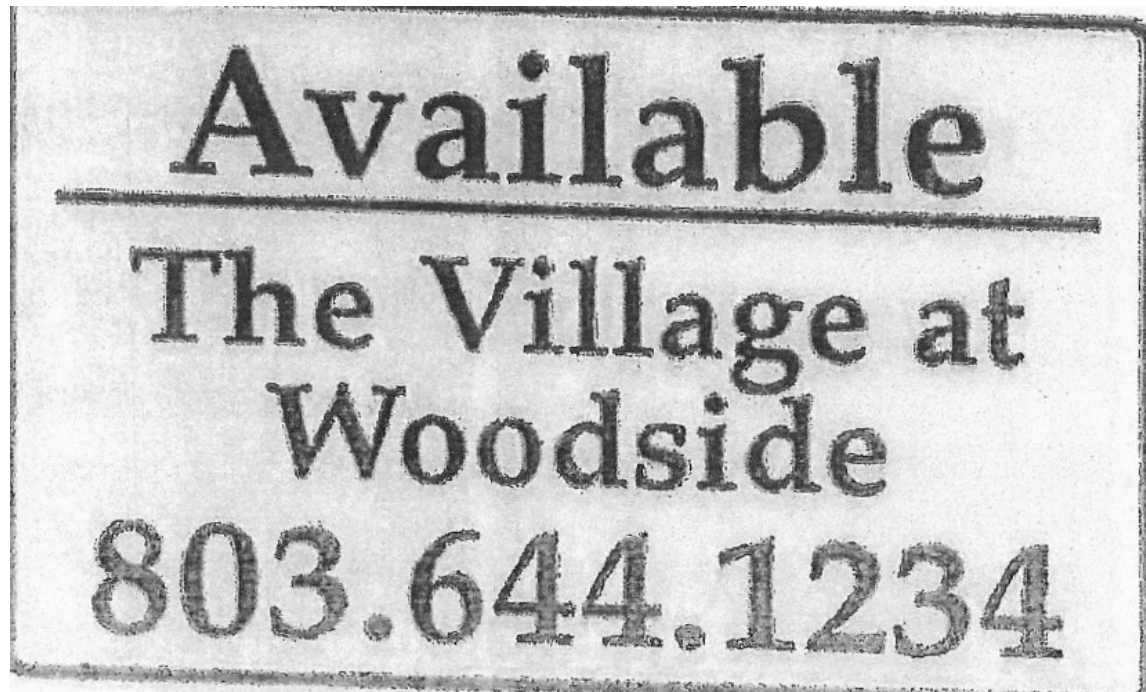
Village Architectural Guidelines below for Real Estate signs.

Real Estate signs authorized as "For Sale" , whether by a real estate company or by the homeowner are permitted if they conform to the size, color, content, and placement. Colors are to be green lettering on a white background made of aluminum material. Verbiage may state "available" only; no "For Rent" or "For Lease" signs are permitted. Size shall be a maximum of 20" horizontal x 12" vertical with 2" lettering on aluminum. No company logos are to be on signs. Realtor signs may have "Available" and /or the real estate company name and one (1) telephone number listed. One sign may be displayed on the front near the existing road frontage.

Sign vendor; " **Sign Pro Graphics**, 957 Dougherty Rd Aiken, SC 29803. phone; 803-644-3378

The referenced vendor is very familiar with our requirements

20" x 12" Ivory Aluminum with T-40" Black Iron Stand



Screening:

- Open spaces under porches must be properly screened to avoid unsightly areas. Approved screenings are 1" square heavy duty treated lattice, pressure treated fixed horizontal. louvered wood vents, and pierced bricks. It is further recommended that plantings be added for quality look. The VARS, in its sole discretion, may allow homes built on homesites with steep grades to have open space under the rear decking. No storage will be permitted under these unscreened areas. Specific plans for screening proposals must be submitted to the VARS for approval.
- HVAC equipment must be screened with materials compatible with the exterior of the home or with evergreen plantings provided that these are of sufficient size and quality to adequately screen within one year. The unit must be screened from view by methods and with materials approved by the VARS.
- Electrical transformers will be identified on landscape drawings/plans to include sufficient screening of adequate height to shield transformer(s) from view. Screening must be evergreen plantings approved by the VARS. This screening should be included in the original landscape design.
- Refuse containers (trash bins) enclosures must be constructed using compatible material and colors as existing home. The enclosure must be located at the rear of the home in the least visible position from neighborhood and lot view. The enclosure should be at a height to shield entire refuse container from view. Request for trash bin enclosures must first be submitted to the VARS for approval before being installed.

PRIVACY FENCING

- Walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment.
- Special consideration should be given to design, placement, impact, and view of the wall or fence from neighboring sites. Fences and walls should be considered as design elements to enclose and define courtyards and other more intimate spaces. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting. The VARB, prior to any installation, must approve the location, materials, size, and design of all fences and walls.
- Once the fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. Double fencing by adjoining lot owners will generally not be allowed on side or rear lot lines.

EXTERIOR LIGHTING

- The design and location of all exterior lighting fixtures must be approved by the VARB. Exterior lighting may be utilized to illuminate driveways, walks, entries and landscape features. All exterior lighting should be included in the landscape plan. Neither these nor any other illumination devices located anywhere on the structure or grounds of any residential lot, or dwelling unit, or other residential structure within the property shall be located, directed, or be of such intensity as to adversely affect the nighttime environment of any adjacent property. The VARB reserves the right to require adjustments to any exterior lighting.

Satellite Antennas: Homeowners may install Satellite Dishes in conformance with the Federal Communications Commission Over-the-Air Reception Devices (OTARD) Rule. This Rule does not apply to conventional "stick" antenna to receive distant over-the-air television signals or antenna for broadcast radio or amateur (ham) radio.

The WVARB requires a "notice" of their intent to install a dish. The guidelines requirements for satellite dish installations are as follows:

- Dish antenna is limited to one meter (39.37") or less in diameter.
- Dish antenna location should be on homeowners property. It may not be located on Common Property, or any other property and all equipment must not extend beyond the homeowner's property line.
- The dish installation should be in an inconspicuous location, allowing for acceptable signal quality and must have reasonable screening, i.e., shrubbery or landscaping, to minimize the impact of the dish height and supporting pole.
- Ground installation is preferred over roof installation, however attaching the dish antenna to a roof is permissible. Roof installation should not be visible from the front of the house.
- All dish antennas, including poles that are no longer used for service are to be removed from resident's property within 30 days of service termination. Disposal of the dish and pole may be made by contacting the City of Aiken for a special pick-up or taken to Aiken County Recycling Drop-off Center.

Solar Energy Systems: A Solar Energy System requires the VARB approval prior to construction. Homeowners should understand that the size and location of any solar system is a sensitive subject as it relates to keeping the look and feel of the natural surroundings that the Covenants and Building Guidelines seek to protect. Technology in this area has and is changing quickly and a broad variety of system components are available. The following are general guidelines that will be used in considering any system for approval by the VARB.

- Construction drawings for the proposed installation must be provided. They should be drawn to show the location and number of solar panels, attachment to roof structure, and location of any other exterior system components.
- Calculations should be provided showing the number and area of the solar panels required.
- A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the material used, should be submitted with the application.

Solar panels, wherever possible, should be installed on the plane of the roof material (flush mounted).

- Solar panels must be firmly secured to the roof in accordance with local building codes.
- All components of the solar system should be integrated into the design of the house. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar shingles that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical. Every effort should be made to place piping and electrical connections and components as inconspicuously as possible when viewed from all angles.
- All exterior plumbing and electrical lines must be painted in the color scheme consistent with the structure and materials adjacent to the pipes.

If aluminum trim is visible it shall be anodized or color treated.

Approvals will be made on a case-by-case basis. Approval may be granted for some locations and not others simply based on how dominant the system appears in the view of the neighbors as judged by the VARB.

Below is the new Security Monitoring Signage Guidelines.

Security monitoring signs are approved under the Village Architecture Guidelines (pg. 27). We support and believe displayed alarm system signs helps deter crime. However, signage limitations are needed to prevent excessive use that may distract buyers and look unattractive.

Free standing monitoring notification decals/signage may be placed within five feet of the homes' front, provided the sign does not exceed 10x10 inches in size. Small window decals are also acceptable.





Properties that border Tremont Drive will be granted an exception to display an additional security monitoring sign at the rear of their homes. Rear signs must adhere to the same guidelines previously outlined.

The exception that allows properties that border Tremont drive to display security signs in the rear of their homes is based on the close proximity of the homes to a public access walking trail.

CONSTRUCTION GUIDELINES

I. GENERAL

These construction guidelines shall apply to all Lot Owners, their builders, subcontractors and vendors. Any reference made herein to Owner shall also apply to the Owner's builders, subcontractors and vendors. Every Owner shall abide by the Construction Guidelines and all other rules and regulations outlined in the Architectural Guidelines, which may be modified by the ARB from time to time. Failure of a builder to comply with these Guidelines may result in fines and the loss of the privilege to build within Woodside Village. Nothing herein shall be deemed to constitute a waiver of any governmental law, ordinance, rule, code or restriction.

II. TREE PROTECTION

No tree within the community shall be removed without the prior written consent of the ARB. At a minimum, the following precautions shall be taken by the builder prior to commencing construction on a Lot.

1. Additional temporary tree protection fencing shall be placed around the perimeter "drip line" of a tree during the entire construction process.
2. No stored materials or vehicles shall be located closer than ten (10) feet from the drip line of a tree.

III. CONSTRUCTION TRAILERS

No construction trailers shall be placed or allowed to remain on a Lot except with the written consent of the ARB.

IV. CONSTRUCTION HOURS

Construction hours shall be as follows:

Monday through Friday: 7:00 am to 7:00 pm

Saturday: 8:00 am to 7:00 pm

Sunday and nationally recognized holidays: 9:00 am to 6:00 pm

V. VEHICLES

1. Speed Limit: The established speed limit within Woodside Village is twenty-five (25) miles per hour and must be strictly obeyed.
2. Parking: All vehicles must be parked so as to not impede traffic or damage vegetation. No vehicles shall be left on site without the prior written consent of the ARB. No vehicle shall park on or travel through any other Lot, whether vacant, under construction or developed.
3. Equipment Maintenance and Cleaning: Changing of oil of any construction equipment within the community is strictly prohibited. Furthermore, concrete trucks shall not be washed out or cleaned on site except in the locations designated for this purpose by the ARB or other authorized representative of Woodside Village.

VI. SIGNAGE

No temporary contractor signs are permitted within Woodside Village. The builder must purchase the standard Woodside Village construction sign, which shall be placed in the front yard of the Lot.

VII. TOILET FACILITIES

An enclosed, chemically treated and regularly serviced toilet must be provided at each construction site. The toilet must be located in an inconspicuous place with the door facing away from the street and adjacent houses.

VIII. CONSTRUCTION DEBRIS AND SITE MAINTENANCE

Builders are required to provide at least one trash container for each home under construction. The trash container shall be located no closer than ten (10) feet from the street nor located within ten (10) feet of the drip line of a tree. At the end of each day all exterior construction debris must be placed in the trash container.

The builder is responsible for maintaining the streets around the construction of each house free from any dirt, debris, gravel, concrete, etc. Any material deposited on the streets shall be removed by the builder immediately. Silt fences should be installed around job site as needed and must be maintained by the builder. Builder should check construction site daily to ensure it is properly maintained and clean at all times. The ARB reserves the right, without notice, to clean up any significant material deposits from the streets and then charge the responsible party for any cost associated with the removal. If not properly paid, the removal cost shall be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost then the additional amount shall be billed to the Owner as a specific assessment.

IX. PROPERTY DAMAGE

Any damage to the streets, curbs, drainage, street lights or other community property shall be repaired or replaced by Woodside Village at the sole cost and expense of the responsible party. In the event that any utility is damaged, the builder shall notify Woodside Village immediately and the cost of the repair of said damage shall be the sole responsibility of the responsible party. If not properly paid, the removal cost shall be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost then the additional amount shall be billed to the Owner as a specific assessment.

X. MISCELLANEOUS

1. Silt Fence: Silt fence and/or other erosion control devices shall be installed around the perimeter of a lot during construction. The barrier must be maintained during the entire construction process.
2. Accidents: Woodside Village must be notified immediately of any accidents, injuries or other emergency occurrences.
3. Trash Fires: Trash fires on site are strictly prohibited.
4. Radios: Loud radios or other distracting noises, other than normal construction noise, will not be allowed within the community. Radios must be played at an acceptable level and shall not be used at all outside after house dry in.

I HAVE READ AND AGREE TO ABIDE BY THESE CONSTRUCTION GUIDELINES.

SIGNATURE: _____ **DATE:** _____



Neighborhood Association

As we begin working on our 2023 yard and home improvement projects, please remember the role of the ARB in approving work on the homes in our community. While this table does ***not*** address all projects needing ARB approval, it can serve as a handy reference for the most typical improvements. Please review this document so any necessary ARB approvals are part of your project plan timeline and remember that it is each property owner's responsibility to submit proposals/plans for approval *in advance of any work*. A complete listing of the Building and Landscape Guidelines and requirements is available at:

Questions? Email : wvnaboard@gmail.com

The Village at Woodside

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

Any modifications to your property must be submitted for approval PRIOR to any work or modifications beginning on your property.

DATE OF SUBMISSION: _____

OWNER NAME (print): _____

ADDRESS: (street/city/state/zip)

VILLAGE LOT#: _____

E-MAIL ADDRESS: _____

TELEPHONE NUMBER: _____

NAME OF CONTRACTOR: _____ **Phone#:** _____

ITEMS FOR REVIEW (CHOOSE ANY THAT ARE APPLICABLE FOR THIS SUBMISSION)

- ☐ ROOF/SOLAR PANELS
- ☐ FENCE
- ☐ COLOR SELECTIONS
- ☐ RETENTION WALLS
- ☐ PERGOLA/GAZEBO
- ☐ POOL/SPA
- ☐ LANDSCAPE PLAN/TREE REMOVAL
- ☐ PAVER PATIO/CONCRETE PAD/DECKING
- ☐ STRUCTURAL ADDITION
- ☐ SATELLITE DISH
- ☐ GENERATORS
- ☐ SCREEN ENCLOSURE(S)
- ☐ COURTYARD
- ☐ OTHER (indicate proposed project)

OWNER COMMENTS (THE PROJECT DESCRIBED HEREIN IS PROPOSED AND APPROVAL REQUESTED. PLEASE INCLUDE AS MUCH DETAIL AS POSSIBLE IN YOUR DESCRIPTION OF THE PROJECT)

HOMEOWNER ATTESTATION

☐ BY CHECKING THIS I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. No work will begin until written approval is received from the Review Board.
2. I assume all liability for any and all damages to other lots and/or common areas, which may result from performance of this work.
3. I am responsible for complying with all applicable federal, state, and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
4. Contractors are to be licensed and insured, if applicable. Job site will be cleaned up daily. Vehicles and/or materials should not block sidewalks, driveways, or roadways.
5. I will be notified in writing and/or via e-mail or mail when the application is either approved, requires modification(s), or denied.

SUPPORTING DOCUMENTS

☐ BY CHECKING THIS I AGREE TO INCLUDE ALL REQUIRED DOCUMENTS AND FAILURE TO DO SO WILL RESULT IN DENIAL.

1. Copy of the plat/lot survey with the location of the changes clearly drawn and labeled.
2. Vendor proposal showing shape, height, materials and color to be used and the location.
3. Color samples(include manufacturer and color number) and any other supporting documentation.

In accordance with the Declaration of Covenants, Conditions, and Restrictions and the Associations Rules and Regulations, if applicable, installation must conform to Associations's guidelines. I hereby request your consent to make the following changes, alterations, renovations, and/or additions to my property as referenced herein and/or attached.

SIGNATURE